LOT 18 PRESERVE AT LAUREL LAKE U
COR OF LOT 20, N 78 DEG W 131.31
E 91.14 FT TO PT ON E LINE OF LO

EADIE DAWN ASHLEY FAMILY TRUST
140 SW LOTUS GLEN
LAKE CITY, FL 32024

**2026**

**03-4S-16-02731-018**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 12 | HARDWOOD 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 07 | 07 |

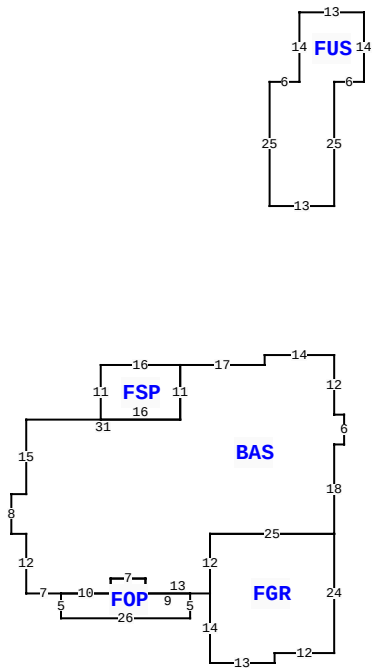
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 3416.0400 1.10/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,254 | 100 | | 2,254 | 326,360 |
| FGR | 626 | 55 | | 344 | 49,808 |
| FOP | 151 | 30 | | 45 | 6,516 |
| FSP | 176 | 40 | | 70 | 10,135 |
| FUS | 507 | 100 | | 507 | 73,410 |
| TOTALS | 3,714 | | | 3,220 | 466,229 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,220 | 126.3755 | 155.69 | 501,322 | 2018 | 2018 | 0 | 0 | 0 | 7.00 | 93.00 |

1 SINGLE FAM 100% - 2019 Heated Area: 2761 HX Base Yr 2019




140 SW LOTUS GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/03/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 466,229 |
| TOTAL MARKET OB/XF VALUE | | 2,464 |
| TOTAL LAND VALUE - MARKET | | 42,350 |
| TOTAL MARKET VALUE | | 511,043 |
| SOH/AGL Deduction | | 144,728 |
| ASSESSED VALUE | | 366,315 |
| TOTAL EXEMPTION VALUE | HX HB 95 | 366,315 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 511,043 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 516,057 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 36414 | SFR | 1,249 | 03/07/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1371/1329 | 10/25/2018 | WD | U | I | 11 | 100 |
| GRANTOR: CORNERSTONE HOMES OF | | | | | | |
| GRANTEE: DAWN ASHLEY EADIE T | | | | | | |
| 1366/1002 | 8/09/2018 | WD | Q | I | 01 | 414,400 |
| GRANTOR: THE PRESERVE AT LAURE | | | | | | |
| GRANTEE: DAWN ASHLEY EADIE T | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W14 S2 W17 FSP= W16 S11 E16 N11$ S11 W31 S15 W3 S8 E3 S12 E7 FOP= S5 E26 N5 W9 N3 W7 S3 W10$ E10 N3 E7 S3 E13 FGR= S14 E13 N2 E12 N24 W25 S12$ N12 E25 N18 E2 N6 W2 N12$ PTR= N30 FUS= N25 E6 N14 W13 S14 W6 S25 E13$ S30$.

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1,232.00 | UT | 2.00 | 2.00 | 100 | 2018 | 2018 | 3 | 100 | 2,464 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,464

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0100 | C | SFR | 100 | | PRD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.21 | 35,000.00 | 42,350.00 | 42,350 | | | | | | | |

REVIEW DATE 09/22/2023 BY KS Total Acres: 0.44 Total Land Value: 42,350 Market: 0 Agricultural: 0 Common: 42,350 PRINTED 11/19/2025 BY SYS